



Stow School Building Task Force (SBTF)

Articles 36 and 37

**Ellen S. Sturgis (897-6831)
Chairman, SBTF**

May 8, 2007



Members of SBTF

- ◆ Gary Bernklow (Stow native)
- ◆ Bill Byron (Stow native)
- ◆ Lynn Colletti (19 yrs)
- ◆ Lisa D'Alessio (5 yrs)
- ◆ Norm Farris (3 yrs)
- ◆ Sara Kilkenny (7 yrs)
- ◆ George Nisotel (21 yrs)
- ◆ Stephen Quinn (3 yrs)
- ◆ Peter Rhoades (36 yrs)
- ◆ Tom Ryan (14 yrs)
- ◆ Ellen Sturgis (17 yrs)
- ◆ Michael Wood, (4 yrs)

Seven members currently have children in K-5



Our Recommendation

- ◆ ARTICLE 36: ONE SITE SOLUTION
 - **\$2.2 million for Design and Engineering costs to plan an Addition and Renovation to Center School; Pompositticut becomes municipal building**

- ◆ Has the unanimous support of:
 - **Board of Selectmen**
 - **Finance Committee**
 - **Capital Planning Committee**



WHAT ARE THE CRITICAL ISSUES FACING OUR SCHOOLS?

◆ POMPOSITTICUT

- Health & Safety
- Existing Severe Overcrowding
- Obsolete building can't address program requirements



POMPO: CLASSROOM IN CONVERTED AMPITHEATRE





WHAT ARE THE CRITICAL ISSUES FACING OUR SCHOOLS?

◆ CENTER SCHOOL

- Health & Safety
- Existing Severe Overcrowding
- Addition to old building required to address program requirements



CENTER SCHOOL LIBRARY: 800 SF VS 3000 SF





COST OF DELAYS

- ◆ **VOTED DOWN IN 1995, 2004 AND 2005**
- ◆ **\$766,374 SPENT SINCE 2002**
- ◆ **Cost/month of further delaying will be between \$2.3 - \$3 million/year in estimated escalation costs**



Duties & Scope of Charge

- ◆ Prioritize needs and determine cost
- ◆ Provide sufficient space for 10 yr enrollment
- ◆ Space for prek-5 should meet today's educational standards
- ◆ Minimize cost and tax impact
- ◆ Maximize state reimbursement
- ◆ Bring recommendation to this Town Meeting



All scenarios must meet Criteria and MSBA guidelines

- ◆ Enrollment: 660 classroom capacity
up to 700 core
- ◆ Educational Program needs
- ◆ Site: traffic, septic/water, playground
- ◆ Single use Gym for Grades 1-5 (one site only)
- ◆ Maximize MSBA reimbursement potential



SCENARIO DEVELOPMENT

- ◆ **STARTED WITH SEVEN SCENARIOS**
 - **Cost estimate range: \$27-\$35 million**
- ◆ **NARROWING DOWN**
 - **Moving 5th grade to Hale not realistic**
 - **“Light” Reno would not meet 50 year goal**
 - **Putting younger grades in current Center would require heavier “gutting”**



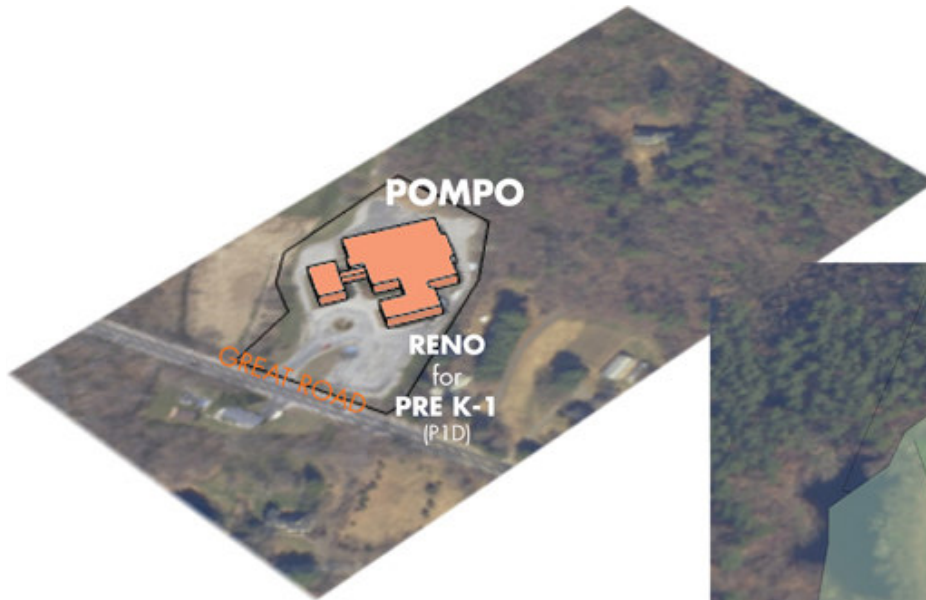
Article 36 ONE SITE SOLUTION: ADD/RENO OF CENTER

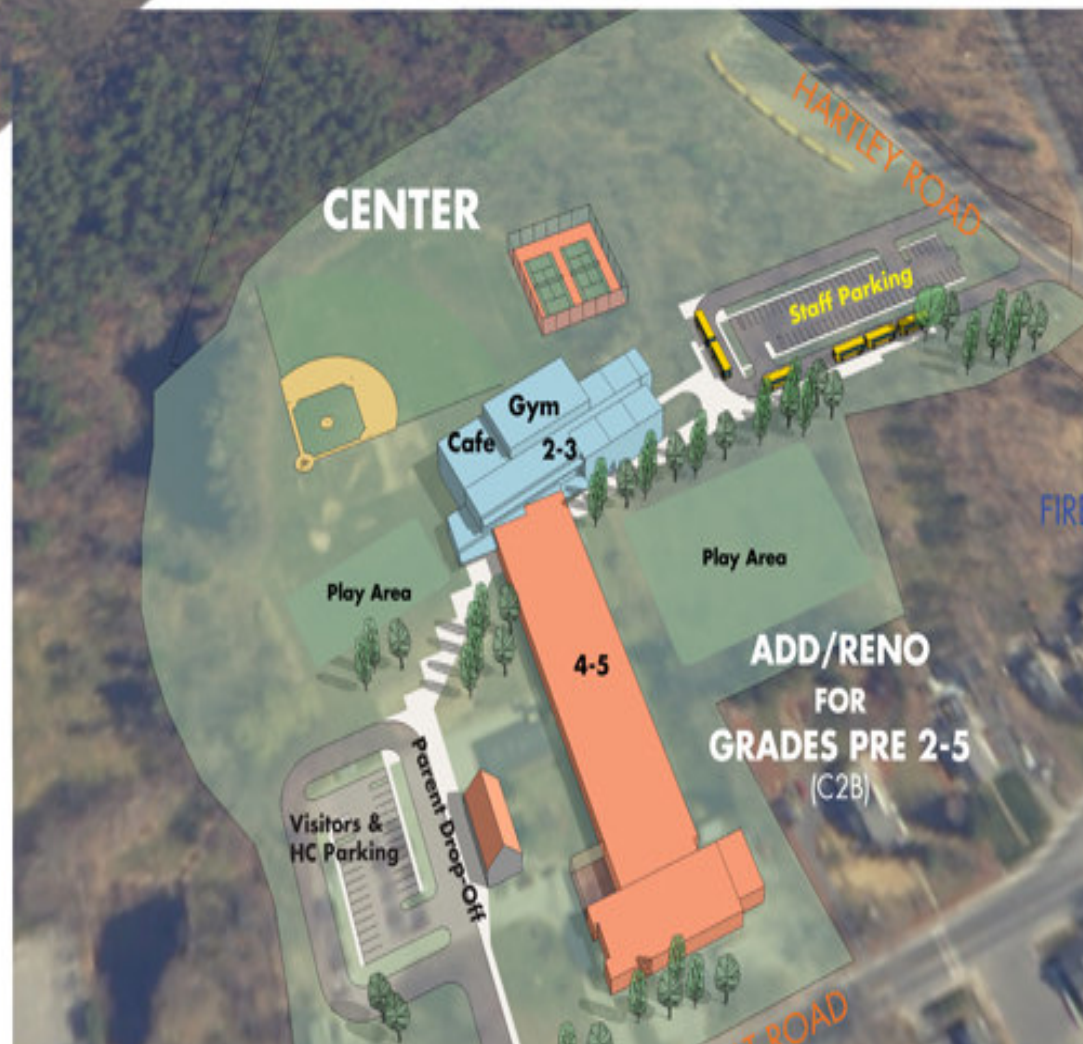






Article 37: TWO SITE SCENARIO: RENO OF BOTH SCHOOLS







CONSTRUCTION SCHEDULE

ONE SCHOOL:

- Construct addition at Center – 18 months
- Renovate current Center – 13 months

TOTAL CONSTRUCTION TIME: 31 months

TWO SCHOOLS:

- Construct addition at Center – 13 months
- Renovate current Center – 13 months
- Renovate Pompo – 14 months

Anticipate 13 modulars: 10 classrms, 3 support

TOTAL CONSTRUCTION TIME: 40 months



WHY ONE SITE OVER THE TWO SITE?

- ◆ One Elementary School
- ◆ Stow Schools Campus
- ◆ Ongoing efficiencies of staff and building
- ◆ Pompo site is very restricted

- ◆ Town could use more municipal space
 - **Municipal Land Use Committee**



REASONS TO SUPPORT TWO SITE SOLUTION

- ◆ Keeps the school size smaller
- ◆ Keeps both buildings as schools
- ◆ Allows for more expansion at Center if needed
- ◆ There will be a cost to update Pompo for municipal use



ESTIMATED TOTAL COST

- ◆ ONE SCHOOL: \$29.5 MILLION
- ◆ TWO SCHOOLS: \$29.5 Million
- ◆ With 40% state reimbursement \$18-21.6 million
- ◆ *Average tax bill \$1040/year (no assistance)*
- ◆ *With 40% reimbursement, \$625/year*



TOTAL CONSTRUCTION COSTS

- ◆ ASKING FOR DESIGN/ENGINEERING COSTS
TONIGHT: \$2.2 million
 - Specific design drawings
 - Engineering & Site work
 - Traffic studies

- ◆ FIRM NUMBER AT FUTURE TOWN MEETING
 - With escalation, \$38 million current estimate
 - Will consider alternate construction techniques
 - Will have worked with MSBA on solution



WHERE'S THE \$10 Million option?

- ◆ Wouldn't get us a comprehensive solution
EITHER
- ◆ Heavy Renovation of Pompo ONLY
OR
- ◆ Could build a new Prek-1 Building
- ◆ *Not eligible for state reimbursement*
- ◆ *There would be future work and therefore dollars required*



WHAT ABOUT STATE REIMBURSEMENT?

- ◆ SBTF has followed all regulations and requirements to date
- ◆ Filed Statement of Interest (SOI) on April 12, 2007
- ◆ Adding language based on conversation with Executive Director of MSBA
- ◆ Next step: meet with MSBA within next 2 months
- ◆ Based on outcome, Selectmen will proceed



MSBA Statutes and Regulations

- ◆ Any project [new or renovation] ... shall have an anticipated useful life of **at least 50 years** as a public school
 - ◆ MSBA Regulations 963.2.03



WILL WE GET STATE FUNDING?

- ◆ Process Officially Open July 1st
- ◆ Our schools are not the worst and 299 SOIs from 98 communities have been submitted
- ◆ MSBA has started reviewing Statements of Interest with towns
- ◆ Expected reimbursement rate 40-45%



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Amended Language

- ◆ To see if the Town will vote to appropriate and borrow the sum of One Million Nine Hundred Thousand Dollars (\$1,900,000), to be expended for engineering and architectural services, Owner's Project Manager (OPM) and any other MSBA related program requirements and related activities **in compliance with Mass School Building Authority regulations, ...**



Voting Procedures

Article 36 (one site)
Grades PK-5 on Center site

Article 37 (two sites)
PK-1 on Pompo/2-5 on Center

Vote at Town Meeting

If passed by
2/3 majority

If NOT passed
by 2/3 majority

Moves on to
Town Election
as **Ballot
Question #1**

**No further
action**

If passed by
2/3 majority

If NOT passed
By 2/3 majority

Moves on to
Town Election
as **Ballot
Question #2**

**No further
action**

Vote at Polls May 15th

If passes by simple majority at
polls, enacted. **Will override
Ballot Question #2 if both
ballot questions pass.**

If passed by simple majority at
polls, **will only be enacted if
Ballot Question #1 fails.**

Chart created by A. Needle Stow Independent



MSBA STATUTORY CRITERIA

1. Health and Safety
2. Existing Severe Overcrowding
3. Loss of Accreditation
4. Prevent Future Severe Overcrowding
5. Increase Energy Conservation and Decrease Energy Costs
6. Short-term Enrollment Growth
7. Replace Obsolete Buildings
8. Transition from Court Ordered Racial Balance Districts to Walk-to Districts



CHARGE FROM SELECTMEN

“TO COLLABORATE AND DEVELOP A
CONSENSUS ON TWO OR MORE
BUILDING AND/OR RENOVATION
OPTIONS FOR GRADES PREK-5 AND
PRESENT THEM, WITH COST ESTIMATES,
AT THE MAY 2007 ANNUAL TOWN
MEETING, OR SOONER IF POSSIBLE”

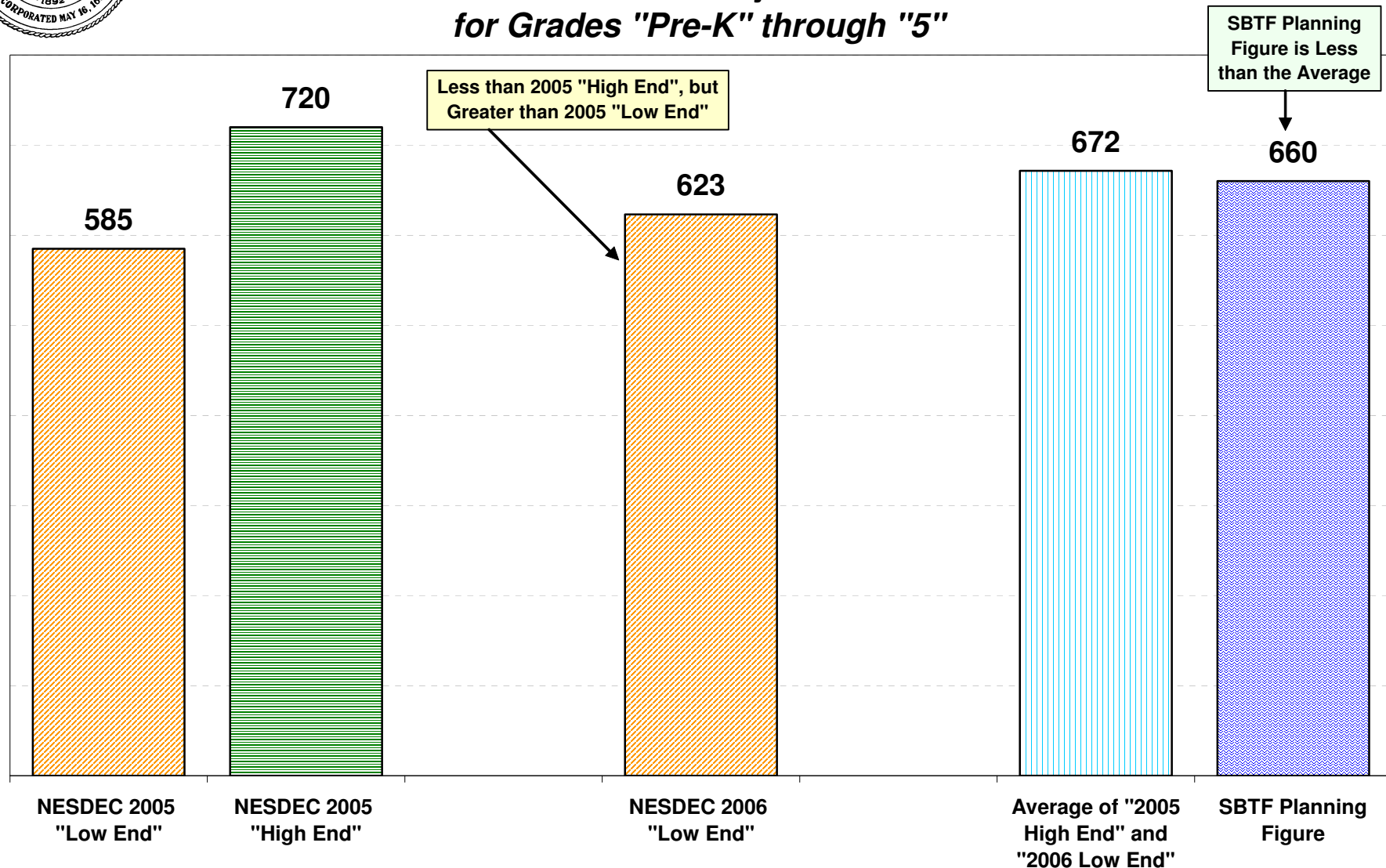


Where's the \$20 Million Option?

- ◆ *There would be future work and therefore dollars required*
- ◆ Addition and Renovation of Center for Grades 2-5
 - **No funds to upgrade septic**
 - **No upgrades to Pompo HVAC**
 - **No walls for Pompo**



Overview of Enrollment Projections in Year 2016 for Grades "Pre-K" through "5"





CENTER SCHOOL SITE WAS REJECTED BEFORE; WHY NOT NOW?

- ◆ Enrollment reduced by 200
- ◆ Wastewater treatment plant not required
- ◆ Current proposal prioritizes school play area needs
- ◆ Students will be occupying Center during construction
- ◆ Multiple well options